



May 16, 2019

Arizona State Land Department
1616 W. Adams
Phoenix, AZ 85007

RE: Preliminary Jurisdictional Review for approximately 115 acres at the northeast corner of Bell Road and Loop 101, Scottsdale, Arizona

State Land Department:

Pursuant to your request, Del Sol Group (DSG) is providing you with preliminary review of potential waters of the U.S. (PWOUS) for approximately 115 acres at the northeast corner of Bell Road and Loop 101, within Section 31 of Township 4 North, Range 5 East, and Section 36 of Township 4 North, Range 4 East in the city of Scottsdale, Maricopa County, Arizona (Figure 1). Currently, the Army Corps of Engineers (Corps) office is the only agency that can determine jurisdictional waters of the US.

The following is a summary of existing conditions at the parcel and our proposed jurisdiction review. Field photos are included as Attachment A and Figures are shown in Attachment B.

EXISTING CONDITIONS

The parcel is located immediately south and west of the DC Ranch subdivision. Stormwater flows enters the parcel from the north and exit at the south end at Bell Road and Loop 101. The parcel lies north of Bell Road and is bounded by Loop 101 to the west, and Pima Road and vacant land to the northwest. The elevation ranges from approximately 1,626 feet above mean sea level (amsl) on the north side of the project limits and 1,538 feet amsl on the south.

The parcel is currently vacant except for a transmission line traversing northwest to southeast and adjacent maintenance road. Several dirt roads cross the parcel.

Two (2) main drainages traverse the parcel from north to south. Two drainage structures occur along Pima Road and various drainage structures (culverts) along Bell Road. Vegetation includes a mix of paloverde, mesquite, creosote, bursage, saguaro, jojoba, prickly pear, barrel cactus, hedgehog cactus, cholla, and brittlebush.

PROPOSED JURISDICTIONAL REVIEW

Based on a review of current aerials from Google Earth (August 2018) and a recent site visit (April 29, 2019), two (2) potentially jurisdictional flow paths with sediment and vegetation response were observed within the parcel (Figure 2).

Several small “flowpaths” were observed within the parcel and are documented as historic drainage or erosional features. Observed Ordinary High Water Mark (OHWM) indicators are described below in Table 1. Site photos are included as Attachment A, with photo points indicated on Figure 2.

The two (2) potentially jurisdictional waters shown on Figure 1, total approximately 6,548 linear feet or approximately 0.834 acres. Our proposed preliminary jurisdictional review is based on the presence/absence of natural indicators including, but not limited to, sediment sorting, presence of vegetation, debris, charcoal staining, and areas of substrate change between uplands and lowlands.

Table 1. Summary of Site Conditions					
Drainage	Photo No.	OHWM Width (feet)	Drainage Length (feet)	OHWM Acres	OHWM Indicators
Wash A	1-6	4	3,186	0.293	Densely vegetated at culverts, sandy substrate, erosional features <i>proposed jurisdictional</i>
Wash B	7-10, 13-17	7	3,362	0.541	Vegetation within wash, sandy substrate. <i>proposed jurisdictional</i>
Total			6,548	0.834	

Please note that any impacts to proposed jurisdictional Waters of the U.S. requires notification to the U.S. Army Corps of Engineers under a Nationwide 39 Section 404 permit (Commercial and Institutional Developments).

We appreciate the opportunity to provide our services to the Arizona State Land Department. If you have any questions or require any additional information, please contact me at (480) 642-9845 or nsanders@groupdelsol.com.

Respectfully Submitted,



Noelle Sanders, Environmental Director

cc: A.Patel/Wood Patel

Attachment A

Site Photos



Photo Point 1. Upstream view



Photo Point 2. Downstream view



Photo Point 3. Upstream view



Photo Point 4. Downstream view



Photo point 5. Downstream view



Photo Point 6. Upstream view



Photo Point 7. Upstream view



Photo Point 8. Downstream view



Photo Point 9. Upstream view



Photo Point 10. Downstream view



Photo Point 11. Upstream view



Photo Point 12. Downstream view



Photo Point 13. Upstream view



Photo Point 14. Downstream view



Photo Point 15. Upstream view



Photo Point 16. Downstream view



Photo Point 17. Upstream View



Photo Point 18. Downstream view of structure along 91st St.



Photo Point 20. Upstream



Photo Point 21. Downstream

Attachment B

Figures

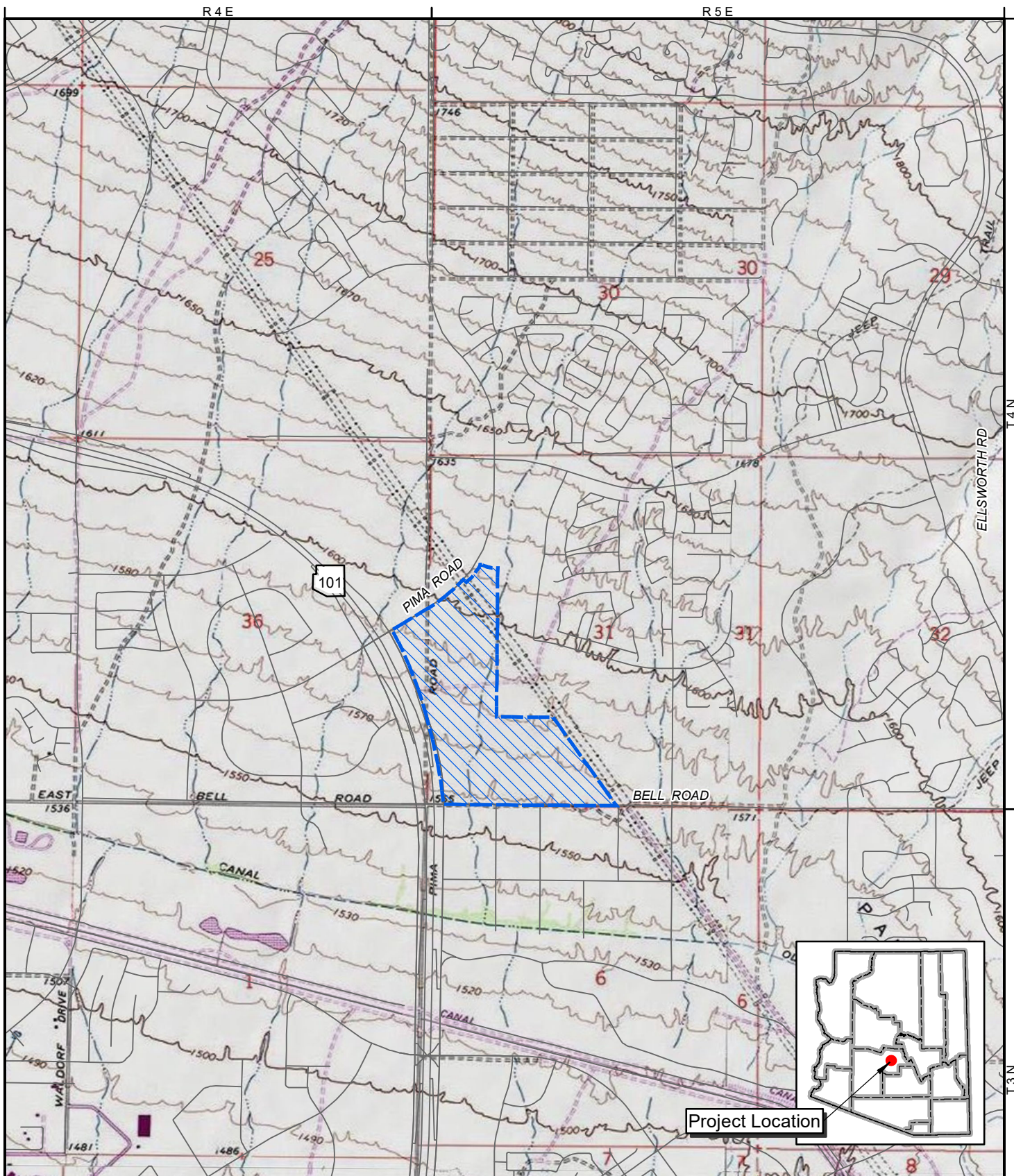
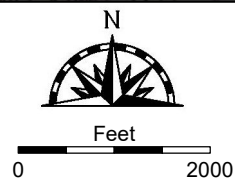


Figure 1
Project Location Map

Bell Road & Loop 101
Scottsdale, Arizona

Legend

 Project Limits

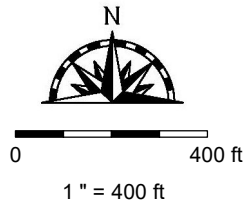


Source: USGS Quad.
Curry's Corner, AZ (1982)

Figure 2

Preliminary Jurisdictional Delineation

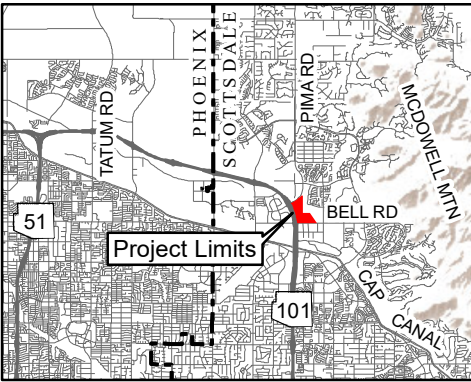
Bell Road & Loop 101
Scottsdale, Arizona



Legend

- Project Limits
- Potential Waters of the U.S.
- Photo Point Number
- Flow Arrow

Vicinity Map



PRELIMINARY(RGL 16-01)
SECTION 404 JURISDICTIONAL DELINEATION
U.S. Army Corps of Engineers, Los Angeles District
Application No. _____

- Boundary of area surveyed for jurisdictional waters of the United States
- Approximate Ordinary High Water Mark
- Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 8/28/2018
Site Visit by Corps(Y/N) Date:
Determination Issued:
Corps Project Manager: Sheet 1 of 1



Source: Google Earth Imagery (8/28/2018);
Corresponding USGS Quad: Curry's Corner, AZ (1982)
Prepared by S. Sherwood
Date: 5/14/2019

